

V. OPEN SPACE

Introduction

Open space fulfills several objectives in creating a downtown which supports strong residential neighborhoods and serves as the "living room" for the region. Assuring adequate and appropriate open space for recreation, visual amenities; **and** civic pride requires significant **public** and private investment directed by a progressive master **plan** which coordinates the design and development of open space facilities throughout the downtown consistent with the Downtown Urban Center neighborhood plans.

POLICY OS-1 OPEN SPACE

Downtown open space shall be expanded as a comprehensive network to: 1) promote an orderly, visually pleasing and active environment for workers, residents and visitors; 2) reinforce desired land use patterns; 3) provide links among areas within and surrounding downtown; and 4) improve pedestrian circulation. Highest priority for the development of new public open space shall be projects to enhance residential neighborhoods, reinforce the retail core and improve public access to and enjoyment of the downtown waterfront.



A public open space priorities plan shall be prepared as part of the downtown urban design framework plan. This priorities plan shall identify open space priorities for public investment based on the urban village neighborhood plans and shall emphasize major **public** open space development in conjunction with planned public facilities, **major** street improvements, and related **capital** investment. The priorities plan shall also identify strategic locations for open space development using private contributions and funds provided through the public features benefit program.

The open space system shall be expanded **by:**

- 1) development of new parks; ,
- 2) adaptation of existing underutilized street rights-of-way for open space and pedestrian circulation;
- 3) incorporation of open space in all major **public** projects; and
- 4) development of a system of incentives to gain private development of open space as part of new downtown projects.

Implementation Guideline 1: Major New Downtown Open Spaces

Major new public open spaces shall be developed in the Denny **Regrade**, Denny Triangle, Commercial **Core**, Pioneer Square and the International District to meet the objectives established **for** in each area's neighborhood plan. The following major open spaces are also considered critical to the overall downtown urban design framework:

A. Harborfront Park. A major public open space or open spaces shall be developed in portions of the street and rail right-of-way along the Waterfront. This open space shall improve public access to and enjoyment of **the** shoreline, and should be integrated with **both the** proposed promenade from Myrtle Edwards Park to Pier 48 and the proposed **east/west** pedestrian connections to the rest of downtown. Design and implementation strategies for the park(s) shall be determined

as part of the urban design **framework** plan in coordination with the plans for the neighborhoods comprising **the** waterfront area.

B. Westlake Mall. This open space shall be integrated with the Westlake Mall project, provide a gathering place for day to day activities and special events, serve as a focus for surrounding development and enhance the shopping activity of the retail core.

C. Westlake Circle. A **public** open space shall be developed at the downtown terminus of the new **Westlake** Boulevard in **the** area bounded by **Westlake**, Stewart Street, Ofive Way and Sixth Avenue. The public open space shall complement the special character desired for **Westlake** Boulevard, provide a formal approach to the retail core and complement the Westlake Mall project. Design of **this** open space and identification of an implementation strategy shall be determined considering the Commercial Core, Denny Regrade and Denny Triangle Plans, the Pine Street design and the downtown urban design framework plan

D. International District Community Gardens. The City shall complete acquisition of property for the Community Gardens located in the International District hilltop. The **City** shall perpetuate the existing use of **the** Community Gardens while providing for public access.

Implementation Guideline 2: Open Space In New Public Projects

Major public projects including the Downtown **Library**, **City** Hall, and Convention Center shall contain significant public open space, integrated **with** surrounding parks and public spaces as determined appropriate.

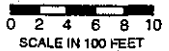
Implementation Guideline 3: Green Streets

Portions of existing street right-of-way shall be considered for development as active and passive pedestrian space, in accordance with the Pedestrian Classification map of Policy **T-4**: Street Classification System and the Green Streets Classification Map.

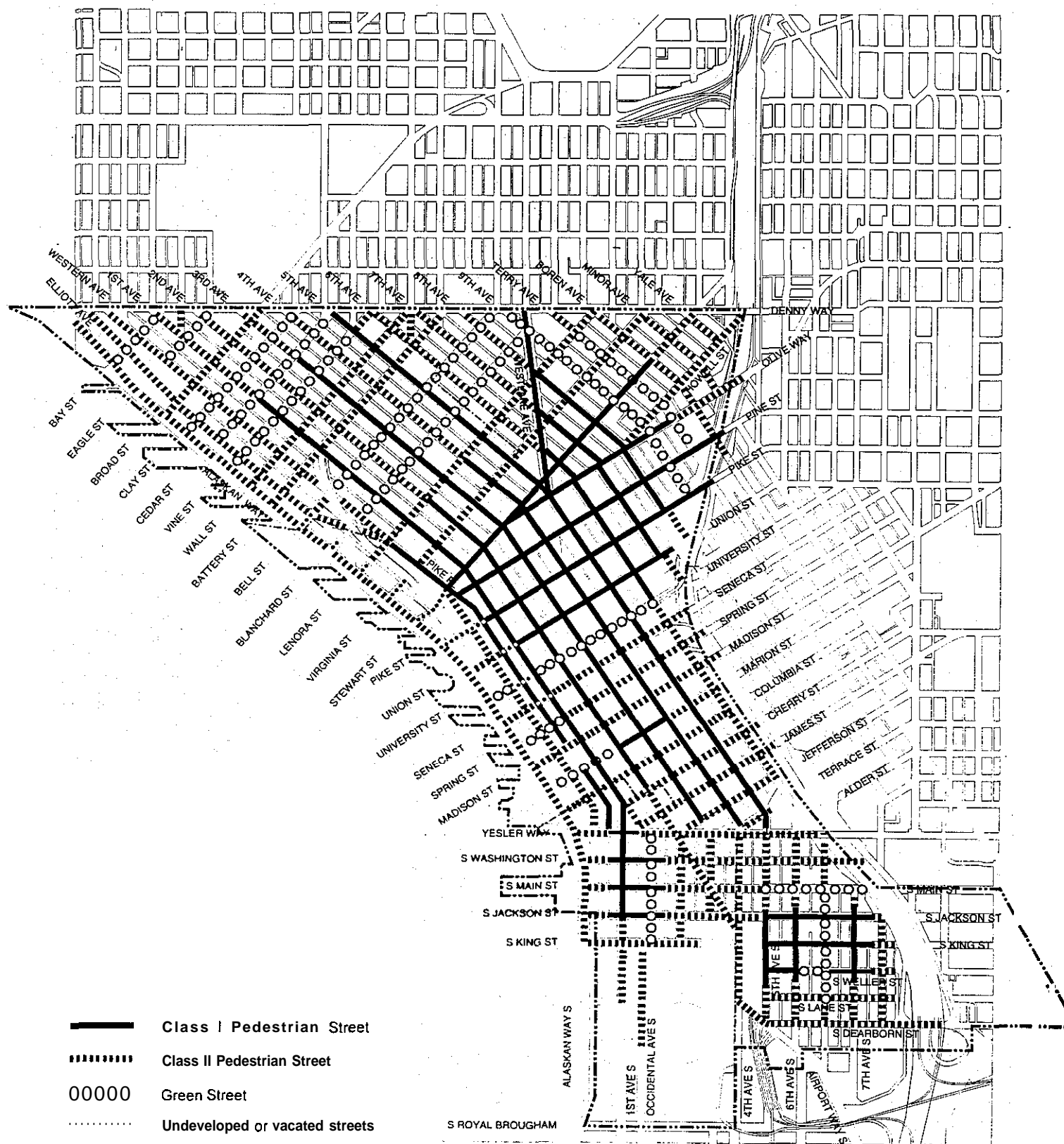
In residential areas, Green Streets shall be **developed** to establish neighborhood character and provide landscaped recreation space that functions as front yards for residents. Neighborhood commercial activities shall be encouraged at appropriate locations along Green Streets to bring life to the space with outdoor cafes, stalls and **displays**.

Green Streets in **office** and mixed use areas shall provide a focus for new development and add open space for the enjoyment of workers, residents and shoppers. Interesting street **level uses** and pedestrian amenities shall be encouraged to enliven the Green **Streets** space and lend a special identity to the surrounding area.

The treatment of designated Green Streets may include widening and landscaping sidewalk space and limiting traffic to local access or removing it altogether to provide more space for pedestrians. Vehicular access and on-street parking shall be retained where **these** functions are determined necessary or desirable. The actual design for any given block shall vary depending on specific conditions of vehicular circulation and access, the open space needs of the adjacent area, and the functional requirements of abutting development. A proposed development's "shadow impacts on Green Streets shall be exempt from SEPA review.



A standard procedure shall be established for Green Street development. This process shall include the development of design standards, approval mechanisms and maintenance agreements to coordinate Green **Streets** implementation with adjacent private development. The various street segments comprising a Green Street shall be classified under one of the three destinations in accordance with the Green Street schedule.



Pedestrian Street Classification

DOWNTOWN URBAN CENTER NEIGHBORHOOD PLAN

T y p e s	I	II	III
	Less auto oriented, more pedestrian oriented		more auto oriented, less pedestrian oriented
Traffic Function	prohibited	one-block access permitted	access permitted on more than one block
Truck Loading	limited by time, use of alleys encouraged	allowed, of alleys , encouraged	unrestricted alley use encouraged
Emergency Access	one block only	one block only ,	unrestricted may be part of system
On-street Parking	prohibited	allowed	allowed

implementation Guideline 4: OpenSpace Public Benefit Features

Private development shall be encouraged to incorporate **public** spaces that will offset the additional demand for public open space from downtown employment, reinforce the downtown open space network and enhance the pedestrian **environment**. **Incentives** in the form of additional floor area shall be granted to those projects **which** include features that have been determined to be of significant public benefit in accordance with **Policy LU-22: Floor Area Bonus System** and the regulations of the appropriate downtown classification and the Public Benefit Features Rule. Features for which additional floor area may be granted include:

A. Urban Plaza. Major public open spaces integrated with the downtown transit system and the open space network in areas of concentrated development.

B. Parcel Park. Smaller open spaces designed as quiet enclaves off the street to give people a place to relax within intensely developed areas.

C. Public Atrium. **Interior** public spaces with significant amounts of natural light, serving a function similar to the parcel park. -

D. Shopping Atrium. Large enclosed public spaces intended to provide shopping areas as well as passive recreation space in a weather protected environment.

E. Shopping Corridor. Pedestrian passages through blocks in areas of concentrated retail activity.

F. **Rooftop** Garden. Open **spaces** above street .-" level, which can capitalize on views and improve the appearance of the cityscape from street level and the upper floors of surrounding buildings.

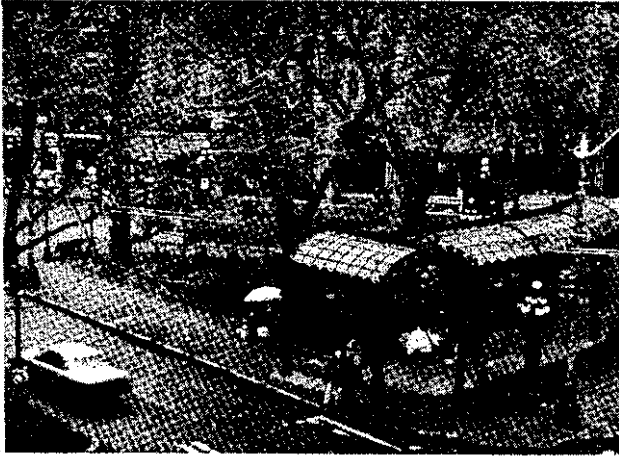
G. **Hillclimb** Assist. A pedestrian corridor that incorporates a mechanical feature **to aid** pedestrian movement connecting two parallel avenues on steep slopes.

H. Hillside Terrace. Landscaped extensions of the public sidewalk on steep grades.

I. Green Street Improvement. Private **participation** in the development of Green Streets in accordance with Guideline 3 and the adopted Green Streets development procedure.

J. Residential Parcel Park. Small, landscaped open spaces which reinforce the residential character of downtown neighborhood areas and provide residents with public space for both passive and active recreational activities.

K. Voluntary Building Setback. Ground level setbacks along Green Streets.



Implementation Guideline 5: Residential Open Space Requirement

Open space shall be required in all new residential developments containing more than 20 housing units equivalent to 5 percent of the total gross floor area in residential use. The open space shall be available to all residents and may be provided at or above ground level. Interior, recreational space available to all residents may satisfy for a portion of the open space requirement. For sites abutting designated Green Streets, a portion of the open space requirement may be met through participation in the development of these public amenities.

VI. ECONOMIC DEVELOPMENT

Introduction

Downtown Seattle is the **largest** urban center in the **Puget** Sound Region. **It** provides a rich variety of employment opportunities; **is** a significant gateway for both foreign and domestic trade; is a major tourist attraction; and serves the region as a cultural and retail magnet. These multiple **roles** are further reinforced by the strong emergence of downtown neighborhoods which provide further diversity and opportunity for living, working, learning and playing downtown.

POLICY E-1 : ECONOMIC DEVELOPMENT

The City shall promote development consistent with this plan. The impact on economic development will be considered when planning major public projects and public actions to facilitate private development. Accordingly, the City, where possible, shall provide assistance to encourage desired development and gain private sector cooperation in implementing actions such as training and employment for **target** population groups.

POLICY E-2: EMPLOYMENT AND TRAINING

More than 62,700 new jobs may be generated in downtown between 1994 and 2014. Employment, training and placement opportunities shall be significantly expanded for Seattle residents with the objectives of: 1) expanding **opportunities** to target employment population; 2) providing a mechanism for the coordination. and **funding** of training and referral programs; and 3) encouraging public/private partnerships in employment and training.

Implementation Guideline 1 Training and Placement

The city, through **its** economic development work program, shall coordinate with the Private Industry Council (**PIC**), the Washington State Employment Security Department and the Seattle Economic Development Commission, to target employment training and placement of City residents, **including** minorities, and the

unemployed in jobs generated by new and existing commercial development downtown and throughout the city.

The City **shall** work **with** developers and businesses to gain first source referral and hiring on projects receiving public **training** funds or City assistance. The **City** shall also **address** the training and employment needs of low income downtown residents. The City shall continue to monitor and enforce training, referral, and employment agreements developed between the City and relevant businesses.

Implementation Guideline 2 Coordinated Job Exchange

The **City** in conjunction with the Private Industry Council and the Washington State Employment Security Department shall work to coordinate a job exchange to refer low income residents, **including** minorities and graduates of training programs, to employment opportunities **within** downtown and throughout **the** city. The job exchange shall serve as a mechanism to accept referrals from **community-based** employment referral programs and PIC funded training programs and shall provide a convenient source for employers seeking **qualified** workers. Projects receiving City funds shall utilize the job exchange as a first referral and **hiring source**.

VII. HOUSING AND HUMAN SERVICES

HOUSING

Introduction

Downtown's five neighborhoods welcome greater housing density. The **neighborhood** plans call for development of housing downtown sufficient to serve over 27,000 households by 2016, over double today's level. The housing policies are founded on the **following** principles:

- Density and growth in **all** neighborhoods, not just a few
- Balanced and diverse income mix, **with** particular focus on low-moderate housing serving downtown workers with incomes between 50-80% of median, a population that is not well served downtown today
- Preserve and enhance existing level of over 7,500 low income units

POLICY HO-1 : PROVIDE incentives/FUNDS TO STIMULATE CONSTRUCTION OF LOW AND LOW - MODERATE INCOME HOUSING DOWNTOWN

Implementation Guideline 1 Superbonus

Institute housing superbonus as described in Land Use Policy **LU-22**

Implementation Guideline 2 Tax Abatement

Implement the multifamily tax abatement program throughout downtown **with** special emphasis on downtown projects where at least one **third** of units serve households at or below 80% of median.

Implementation Guideline 3 Low Interest Loans

Develop a **low** interest loan program for renovation of existing non-subsidized multifamily housing currently serving low income and **low-moderate** households downtown.

Implementation Guideline 4 Gap Financing

Increase gap financing for new low-and **low-moderate** income housing downtown through any

new levies or reallocation of current funds.

Implementation Guideline 5 Utility Hook-up Fees

Eliminate or reduce residential hook up fees for new construction of low and **low-moderate** income housing downtown and seek to reduce off site infrastructure costs of **low and low-moderate** income units developed on a pro rata basis.

Implementation Guideline Section 8 Program Preservation

Develop a funding plan to preserve existing Section 8 units downtown, **including** advocacy with state and **federal** governments, increased public private partnerships and creative use of existing city funds.

POLICY HO-2: INCREASE CITY Commitment TO DOWNTOWN HOUSING DEVELOPMENT

Implementation Guideline 1 Housing Facilitator

Create new downtown housing facilitator position within the **office** of Housing to champion and expedite downtown projects to promote pro-housing strategies, market downtown to developers and coordinate city efforts to streamline **approval** procedures

POLICY HO-3: INCREASE Livability OF DOWNTOWN AS A NEIGHBORHOOD

Implementation Guideline 1 City investment

invest in facilities, residential parking structures, green streets and other amenities that attract developers and **attract/retain** residents and enhance residential "feel" and **quality** of life in downtown neighborhoods.

Implementation Guideline 2 Neighborhood Services

increase recognition/responsiveness of **city service** departments to downtown mixed use 24 hour neighborhoods - such as enforcing

noise ordinances, keeping **streets/alleys** clean, improving resident safety and maintaining existing landscaping.

POLICY HO-4; DEVELOP NEW MODELS FOR DOWNTOWN HOUSING

Implementation Guideline 1 Light Rail Station Development

Include a housing component in all light rail station area development plans to maximize opportunities for high-density transposition **efficient** housing in **these** areas.

Implementation Guideline 2 Home Ownership Programs

Develop and implement models that encourage low-moderate **homeownership** downtown for first time purchasers. Models could include community land trusts, limited equity housing partnership programs for employer **assisted** housing and others.

Implementation Guideline 3 Permit Streamlining

Streamline the permit process for approved Demonstration Affordability Housing Model projects.

POLICY HO-5: ENSURE THAT DOWNTOWN HOUSING IS AVAILABLE TO ALL INCOME LEVELS

Implementation Guideline 1 Housing Targets

Housing production within the Urban Center shall be keyed to the following targets:

<u>Median Income Level</u>	<u>2014 Units</u>	<u>% of Total</u>	<u>below</u>
50%	9,180	34	
50-80%.	6,750-	25	
above 80%	11,070	41	

Individual neighborhood plan targets shall be balanced to achieve **this** overall target. The City shall take special care in the maintenance of low income housing affordable to households earning less than **50%** or median income.

Implementation Guideline 2 Monitoring

A. Monitoring System. City staff shall annually monitor **all** downtown housing, reporting **on**:

- Housing stock (condition, numbers and identification of vacant stock).
- **Permit** data (units **resulting** from the bonus, TDR and **inclusionary** zoning programs).
- Number of units **resulting** from the City's housing rehabilitation program and minimum **maintenance** programs.
- Other **relevant** housing information.

B. Advisory Task Force: A Downtown Housing Advisory Task Force **shall** be created **including** representatives of the downtown Seattle urban **village** neighborhoods, **downtown** Seattle **business** community, housing activists, property owners, non-profit housing organizations and downtown Seattle residents. The Task Force **shall** report to the Mayor, the **Council** and the Director of the Office of Housing. The Task Force **shall** be charged with advising the **City** in monitoring housing conditions, production targets; formulating innovative strategies for encouraging production through private initiatives and public investment; and advising the Mayor and City **Council** on policy changes.

Implementation Guideline 3 Existing Housing

The **City shall develop** regulatory and other strategies to achieve the replacement of downtown housing demolished or changed to non residential use.

Implementation Guideline 4 Minimum Housing Maintenance

in order to prevent the deterioration and abandonment of sound housing units, the **City shall** establish a minimum maintenance requirement for downtown housing to

prohibit abandonment of sound housing and provide incentives to discourage the neglect of sound housing by providing Public funds in the form of loans or grants@ assist owners in cases where meeting the minimum maintenance requirement is not economically feasible.

Implementation Guideline 5 Transfer of Development Rights

The transfer of unused development rights shall be allowed from downtown structures providing low income and low-moderate income housing to other locations within downtown as provided in Land Use Policy **LU-**

sing

Programs

The **City** shall aggressively seek funds and target programs to rehabilitate existing structures, construct new low and low-moderate income units and provide rent subsidies. Public housing resources and the findings of the housing monitoring program shall be reviewed annually and programs targeted to the most cost-effective actions to achieve 9,000 low income units by the Year 2014.

When major public "projects which would have an impact on low income housing are proposed, the, **City** shall seek new or rehabilitated **low** income housing as a mitigating measure.

Implementation Guideline 7 Downtown Business Commitment

The **City** shall work with downtown neighborhoods and organizations including **the** Seattle Housing Resources Group and similar developers to implement programs to develop and maintain low income downtown housing units.

POLICY HO-6: HOUSING DEVELOPMENT

The incentive system shall include provisions to encourage development of low and low-moderate

income housing throughout downtown, and **all** major new. **residential** buildings shall provide for a percentage of affordable housing units. The **City** shall take **all** appropriate actions to expedite the permit and approval process for residential buildings, assist the production of low income housing. through existing programs, and gain changes in **state** law to allow development of new affordable housing programs. The **City** shall monitor the performance of the Housing Bonus Program and make necessary changes to assure the intent of **this** policy is met.

Implementation Guideline 1 Housing Bonus Program

Withhr the downtown, additional development rights shall be granted for the provision of low and low-moderate income housing through a floor area bonus as described in Land Use Policy **LU-22**, subject to the following

A. The housing bonus shall be granted outright for the construction of new low or low-moderate income units affordable to households with incomes less than **80%** of the median income for the Seattle area. At least 50% of the housing units must be affordable to households with incomes below 50% of the median income for the Seattle area.

B. [n lieu of new construction, developers may enter **voluntary** agreements with the **City** or others to build new housing, **rehabilitate** vacant structures, provide mortgage subsidies for the purchase of downtown units, contribute to a **City-approved** housing fund or contribute funds to a **City-approved** nonprofit housing developer in conformance with **City** guidelines.

C. All housing actions for which a bonus is granted must occur within the downtown area as defined by Policy **Lu- 10: Downtown Classifications and **Overlay Districts****. Housing bonus credit shall not be granted for any

housing developed **within** the area subject to the Pike Place Project Urban Renewal **Plan**.

D. The amount of bonus granted shall be based on the dollar value" of the subsidy required **to** assist in the creation of downtown affordable housing based **on** the amount of housing provided and the income range of the occupants. Construction of **low** income housing, for example, shall receive a larger bonus than **low**-moderate income housing assistance since low income housing is more costly for the developer to provide. Also the amount of bonus granted shall reflect the value of the increased development rights as determined by the price of land in the area where additional development rights are granted and shall be set to ensure that there is an incentive to use the housing bonus.

E. Bonus values shall be reviewed periodically to consider changes in [and prices, housing production costs and household incomes to ensure that the value of the bonus continues to be fair and equitable.

HUMAN SERVICES

Introduction

The provision of human services throughout downtown **Seattle** is a function **of** public agencies, charitable organizations, non-profit corporations, churches and other providers. As a result, the policy basis for City actions has an incremental tendency to address short-term and locational needs without the benefit of a holistic view of **more overall long-term solutions**.

A day-long Human Services **Forum sponsored** by the Downtown Seattle Association provided a first step towards this approach. The February 24, **1** 998 Forum brought together people involved in downtown human services provision and others interested **in** the issues. Presentations by downtown interests, **agencies**, and researchers highlighted current conditions and issues and pointed towards potential models for new initiatives. **A** **1** 9-person advisory **panel then compiled the ideas and**

discussion and prepared a report defining three key issues that need attention. These issues are:

- Chronic **mental** health and substance abuse conditions - How can the number of chronically **i/1** street people be reduced?
- . Employment - What kind of employment program will increase **the** self sufficiency of those hardest to employ?
- Housing- How should housing and support **services** be increased to relieve the stresses of **homelessness?**

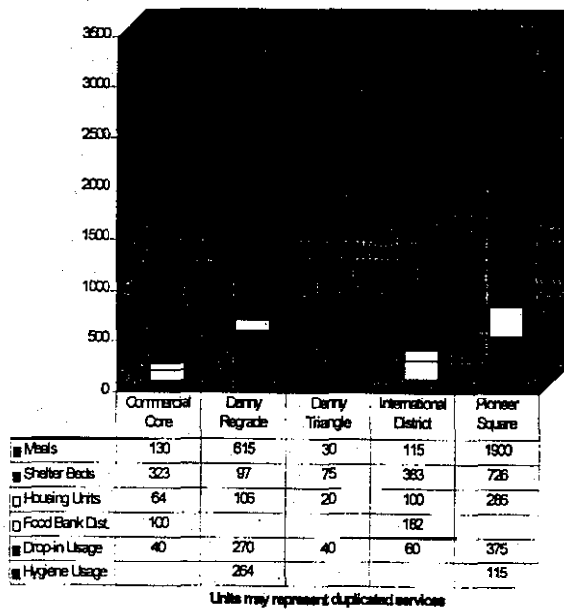
The **advisory** panel **framed preliminary strategies** that should be considered in developing a downtown human services p/an.

The **DUCPG** sponsored a survey project which produced a detailed inventory and database of information describing current services provided throughout downtown. This involved written and telephonic **collection** of information from **all** downtown providers, including private organizations such as churches. **One** hundred organizations were surveyed. The resulting report provides information about these organizations and their services broken down by neighborhood. Overall, the current level of services downtown includes:

- 576 housing units with on-site services;
- 1,604 shelter beds,
- 785 **daily** drop-ins,
- . 2,790 daily **meals**,
- . 379 **daily** hygiene users, and
- . 282 daify food bank distributions

The next step is to consider the effectiveness of these services within the context of the issues and **strategies** raised at the Forum and to look at **future demand** based on **forecasts of downtown growth**.

Service Distribution Across Urban Center Villages



POLICY HS -1: DOWNTOWN HUMAN SERVICES PLAN

The City shall prepare a downtown urban services plan to address the present and future service needs through coordinated short-term and long-term strategies that will unite the efforts of all providers.

POLICY HS -2: HUMAN SERVICES

Health and human services to meet the needs of downtown workers and residents shall be supported through direct public action and incentives to gain inclusion of these uses in new private development. Human services to the downtown low income population shall be maintained and expanded through public actions and the encouragement of private participation. The relationship between low income housing needs and human services shall be recognized. Shelter housing provided on an emergency basis shall be considered as a human service. As a minimum, 1,604 shelter beds shall be maintained downtown.

Implementation Guideline 1 Land Use Regulations

To promote a wide range of activity at street level and encourage the provision of services in close proximity to downtown populations, health and human service uses shall be permitted at street level locations, and shall be considered to meet all street level retail requirements, where applicable. Such uses shall also be considered to meet requirements for retail use associated with bonused public open space; portions of bonused open space may be restricted to satisfy requirements for outdoor space associated with facilities such as child care centers.

Implementation Guideline 2 Floor Area Bonus

Floor areas bonuses shall be granted for the on-site or off-site provision of space for health and human service providers and all child care services as defined in Land Use Policy LU-22. Eligible services shall be defined as direct services provided by public or private, non-profit organizations which are designated as priority services and all child day care services. Service providers shall not be charged rent, but maybe required to pay expenses such as utilities, maintenance or insurance which are directly related to their facility. Health and human services public benefit features shall be clearly competitive with other public benefit features allowed in a land use district.

Implementation Guideline 3 Child Care Public Benefit Feature

- The floor area bonus for child care space shall be granted based on findings that the proposed child care facilities meet the intent of the is policy and the criteria in the public benefit features rule provisions of the Seattle Land Use Code including
- a portion of the day care spaces may be reserved for employees of the building where the facility is located;

- services shall be provided at rates affordable to the range of income levels represented in the downtown work force;
- an annual average of 20 percent of the day care spaces shall be affordable to households with incomes at and **below** 80 percent of the median income of the Seattle **SMSA**.

Each facility shall show how the low income client goal will be met according to **reporting** standards established by the City.

Implementation Guideline 4 Downtown Health and Human Services Fund

A Downtown Health and Human Services Fund based on the Human Services Plan shall be established to **provide space for** services to meet the needs of low income residents and workers.

The floor area bonus for human service uses also may be granted based on a voluntary agreement with the City to contribute funds to the Downtown Health and Human Services Fund. The amount of the **fee-contribution** shall be based on the construction cost of the space not otherwise provided. A fund contribution in lieu of child care space, shall not be permitted. However, after an operating period of at least three years, if it is determined by the City that the operation of a child day care center in the space is no longer feasible or desirable, a contribution to the Fund in lieu of the provision of space may be allowed.

Implementation Guideline 5 Expenditure of Public Funds

The provision of health and human services for low income downtown **residents** and workers shall be a high priority for the use of federal and state funds received by the City for health and human services programs.

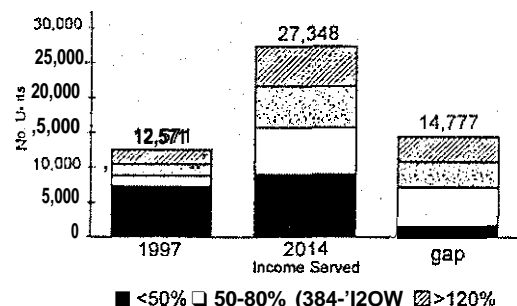
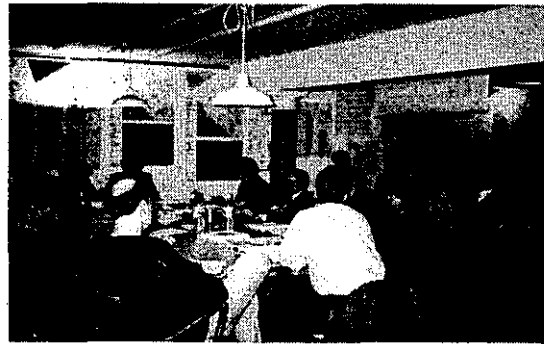
Implementation Guideline 6 Dispersion of Services

The needs of target populations shall be considered in locating human service facilities throughout downtown. Based on the policies of the Downtown Human Services Plan, The

Downtown Health and Human Services Fund and other eligible **City** resources shall be administered to insure coordination of housing and human services needs of **the** downtown low income population. The City shall avoid over concentration of human services facilities in any one area of downtown and encourage the location of needed facilities in areas lacking such facilities.

Implementation Guideline 7 Advisory Task Force/Monitoring System

The City shall establish a Downtown Human Services Advisory Group comprised of downtown urban village neighborhood representatives, service providers, and **other** stakeholders to update information on downtown human services. Issues, needs, and the inventory of facilities and services within the scope established by the Downtown Human Services Plan.



Priorities by Neighborhood

